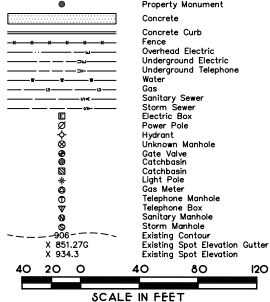


PRELIMINARY PLAT OF: NELMAC 2ND ADDITION

GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO MSA 1610 CONTACT Gopher State, ONE CALL AT (812) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X" on Flood Insurance Rate Map No. 2705300458E, effective date September 2, 2004.
- Site area = 189,615 square feet = 4.353 acres.
- There are a total of 86 striped parking stalls on sold property, of which there are 1 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
- There is no observable evidence of encumbrances in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Item(s) 6a or 6b.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no visible above ground evidence of the site being used as a solid waste dump, pump or sanitary landfill.
- Distance to nearest intersection, site is located at the SE Quad of the intersection of James Avenue South and 96th Street West.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 10, 2011 and bearing the number NS-480094M2-NY. No current title work was furnished for the preparation of this survey.
- There are no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
- There are no visible markings denoting setbacks as delineated by appropriate authorities.
- Elevation datum is based on NAVD 88 state.
- HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 822.68

LEGEND



SITE ADDRESS

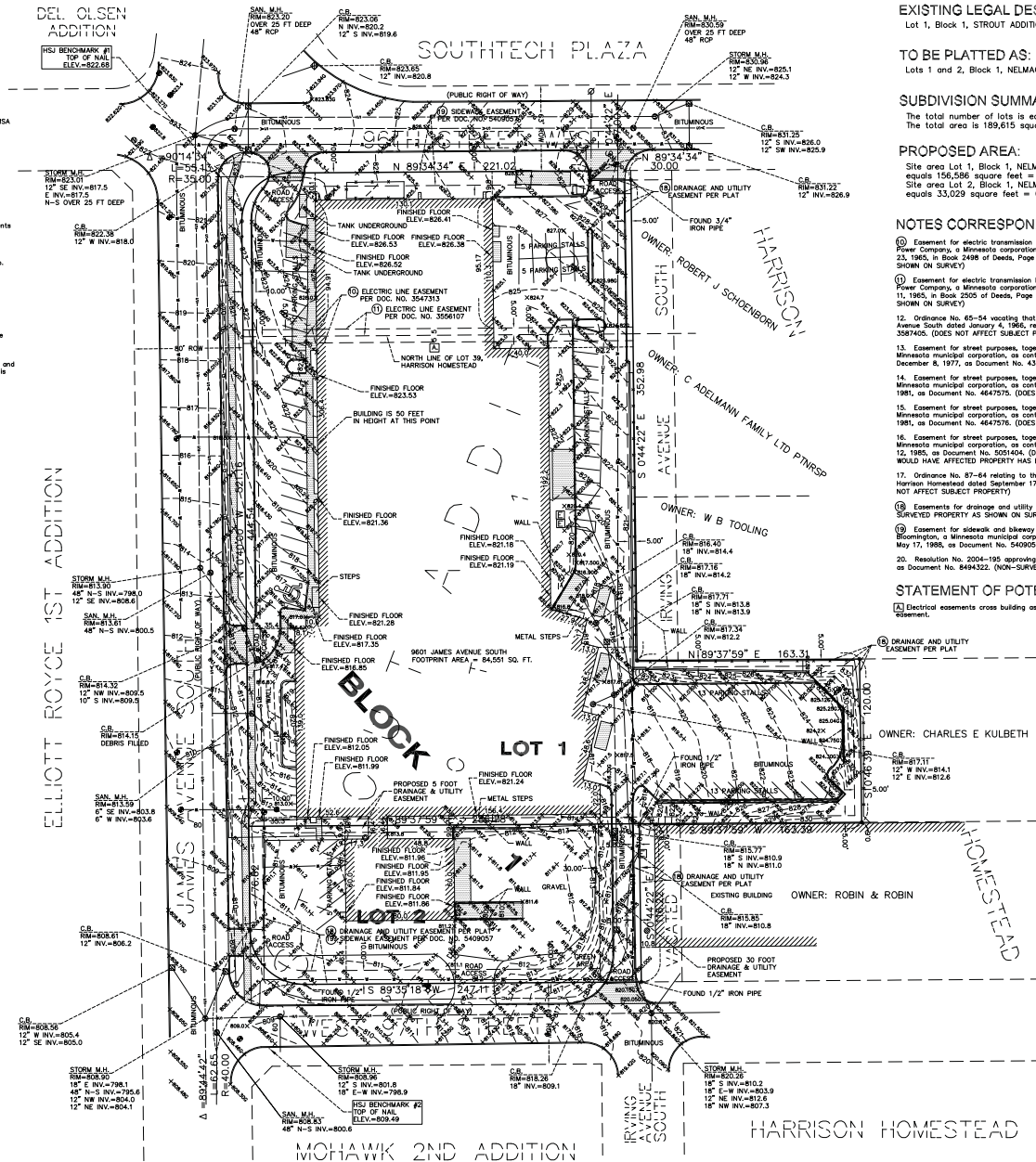
9601 James Avenue South
Bloomington, Minnesota 55420

OWNER

Nelson Numeric
CONTACT
Reed Nelson (952) 224-2082
1750 West 96th Street
Bloomington, Minnesota 55431

SURVEYOR

Harry S. Johnson Co., Inc.
CONTACT
Tom Hoderff (952) 884-6341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420



EXISTING LEGAL DESCRIPTION:

Lot 1, Block 1, STROUT ADDITION, Hennepin County, Minnesota.

TO BE PLATTED AS:

Lots 1 and 2, Block 1, NELMAC 2ND ADDITION, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

- The total number of lots is equal to 2.
- The total area is 189,615 square feet.

PROPOSED AREA:

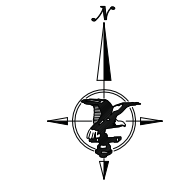
Site area Lot 1, Block 1, NELMAC 2ND ADDITION equals 156,656 square feet = 3.595 acres.
Site area Lot 2, Block 1, NELMAC 2ND ADDITION equals 33,029 square feet = 0.758 acres.

NOTES CORRESPONDING TO SCHEDULE B:

- Easement for electric transmission lines, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement dated June 3, 1965, recorded June 23, 1965, in Book 2498 of Deeds, Page 394, as Document No. 3547313. (AFFECTS SURVEYED PROPERTY AS SHOWN ON SURVEY)
- Easement for electric transmission lines, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement dated July 15, 1965, recorded August 11, 1965, in Book 2505 of Deeds, Page 239, as Document No. 3556107. (AFFECTS SURVEYED PROPERTY AS SHOWN ON SURVEY)
- Ordinance No. 65-54 vacating that portion of 97th Street between Humboldt Avenue South and James Avenue South dated January 4, 1966, recorded January 12, 1966, in Book 1028, Page 116, as Document No. 3587405. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for street purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated November 17, 1977, recorded December 8, 1977, as Document No. 4339943. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for street purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated May 9, 1981, recorded June 4, 1981, as Document No. 4647575. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for street purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Quit Claim Deed dated May 13, 1981, recorded June 4, 1981, as Document No. 4647576. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easement for street purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Easement dated October 23, 1985, recorded November 12, 1985, as Document No. 5051404. (DOES NOT AFFECT SUBJECT PROPERTY, TEMPORARY EASEMENT THAT WOULD HAVE AFFECTED PROPERTY HAD DRIED)
- Ordinance No. 87-64 relating to the vacation of portions of Irving Avenue as dedicated in the plat of Harrison Homestead dated September 17, 1987, recorded October 21, 1987, as Document No. 5330098. (DOES NOT AFFECT SUBJECT PROPERTY)
- Easements for drainage and utility purposes as shown on the recorded plat of Strout Addition. (AFFECTS SURVEYED PROPERTY AS SHOWN ON SURVEY)
- Easement for sidewalk and bikeway purposes, together with any incidental rights, in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in the Easement dated April 8, 1988, recorded May 17, 1988, as Document No. 5409057. (AFFECTS SURVEYED PROPERTY AS SHOWN ON SURVEY)
- Resolution No. 2004-195 approving a variance dated December 8, 2004, recorded December 17, 2004, as Document No. 8494322. (NON-SURVEY MATTER, NOTHING TO GRAPHICALLY SHOW)

STATEMENT OF POTENTIAL ENCROACHMENTS:

A Electrical easements cross building as shown on survey. No electrical lines exist within this easement.



SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	Revisions

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hoderff, L.S.
Minnesota Reg. No. 23677

Date: September 25, 2014

PRELIMINARY PLAT OF NELMAC 2ND ADDITION

For:

NELSON NUMERIC

SITE:

9601 JAMES AVENUE SOUTH
BLOOMINGTON, MINNESOTA

HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-9341 Fax 952-884-5344

www.hjsurveyors.com

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HARRY S. JOHNSON
LAND SURVEYORS